OC 0054-06 Bonfire Restaurant Inc

Site Plan 05-14100012

OC 0054-06 Bonfire Restaurant Inc
Site Plan 05-14100012

MSA.S.1829-5844

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Martin G. Madden
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Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

February 7, 2006

Mr. Blaine Smith, Zoning Administrator
Town of Ocean City
PO Box 158
Ocean City, MD 21843

VIA FACSIMILE

RE: Site Plan – Bonfire, 7009 Coastal Highway, File #05-14100012

Dear Mr. Smith:

Thank you for providing information on the above referenced site plan. The applicant proposes a planned overlay district to include 111 multi-family units and an existing restaurant on a 2.74-acre parcel. The property is waterfront with a twenty five foot setback requirement. Critical Area requirements for the project include Buffer mitigation, 10% pollutant reduction requirements and 15% afforestation. Staff has reviewed the information provided and we have the following comments:

1. The 25-foot setback and the 100-foot Buffer lines should appear on all plans.

2. The existing conditions and demo plan indicate "clearing and grubbing in areas between existing pavement and the 25-foot setback line." Any shrubs or trees removed within this area must be mitigated. This was not quantified in the project application.

3. The 25-foot setback (and 100-foot Buffer) must be measured from the most landward point of tidal waters or tidal wetlands as they currently exist on site. The setback line is shown from a wetland line, yet the mean high water line shown on several of the sheets is landward of the wetland line. This does not make any sense. The 25-foot setback needs correction and this will affect the design and location of the building.

4. Notwithstanding the above, we recommend that a supersilt fence be placed at the 25-foot setback line for the duration of construction to ensure protection.

5. Only areas above mean high water are private property and can count toward plantable area. The property lines should be clearly shown at the mean high water line. Areas below mean high water belong to the State.

6. Plantable area should be recalculated based on comments 3 and 5 above. It is not clear that the 15% afforestation requirement is adequately addressed.

7. The plant list incorrectly calls arborvitae a small tree cedar and pear trees as large trees. An arborvitae should be considered a large shrub and a cedar and pear small trees. The planting credits should be re-calculated.

8. Use of pervious pavers with infiltration beneath must be supported by on-site soil information.

Thank you for the opportunity to comment on this concept plan. If you have any questions, please contact me at (410) 260-3477.

Sincerely,

LeeAnne Chandler

LeeAnne Chandler
Science Advisor

cc: OC54-06

SITE PLAN SUBMISSION PRELIM

BONFIRE
2004086.01
9 JAN '06

Critical Area Project Application
Town of Ocean City

Date: 9 JAN '06

Project Name: BONFIRE

Project Address 7009 COASTAL HIGHWAY

Tax Map: 114 Parcel: 6635 Block: ____ Lot# ____ Zoning LC-1

Property Owner BONFIRE RESTAURANT, INC Phone 410-524-7171

Property Owner Address 7009 COASTAL HWY, OC, MD 21842

Parcel size (SF): 119,251 (BUILDABLE)

I. Project Description

In the 100 foot buffer? Yes X No _____ *(If yes, continue with Sec. I)* *(If no, skip to Sec. III)*

Parcels 40,000 SF or more: Critical Area setback is 25 feet. No impervious surface or cantilevering permitted within 25 feet of the shoreline/wetlands. ("Pervious" decks are permitted 10' into setback, per construction standards.)

Parcels less than 40,000 SF: Critical Area set back is equal to the zoning setback (_____ feet). No impervious surfaces permitted within the setback. ("Pervious" decks at ground level are permitted in the setback, per construction standards.)

Existing Conditions

Impervious surface (SF) 94,189 % of site impervious: 79.0%

Impervious surface within the 100-foot buffer (SF): 6,347 s.f.

Proposed Conditions

Impervious surface (SF): 96,828 % of site impervious: 81.2%

Total SF of disturbed area: 115,000

Impervious surface within the 100-foot buffer (SF): 17,875 s.f.

II. Mitigation Worksheet in the 100-foot Buffer

1. **Detached Single Family Dwellings**

   Value of Construction: $_____

   a. **Landscaping required in the amount of 2% of the cost of construction (Value of construction x .02 = $_____)**

   b. **Total landscaping provided. Attach cost values and plant schedule. (Must equal or exceed "Means" book value.) $_____**

   c. **Mitigation requirement (if a – b > 0) = Fee in Lieu of landscaping. $_____(To be paid prior to issuance of Certificate of Occupancy.)**

2. **Multi-Family and Commercial Mitigation worksheet (within the 100' buffer)**
   - *If not in 100-foot buffer skip to Section III below.*
   - *All SF values determined from "Landscaping Conversion Table" below.*

Activity Description (Complete all that apply):

a. **Trees or shrubs removed from buffer (outside of setback):** # 0 x ____ SF x 1= _____ SF

b. **Trees or shrubs removed from setback** # 0 x SF= ____ x 2= _____ SF

c. **Pervious to impervious** 11,528 SF x 2 = 23,056 SF

d. **Improved pervious to improved pervious** _____ SF x 1 = _____ SF

e. **Undisturbed surface disturbed but remaining pervious** _____ SF x 1 = _____ SF

f. **Impervious to impervious** 6347 SF x 1 = 6,347 SF

g. **Impervious to pervious** _____ SF x 0 = 0 SF

h. **Construction of decks in setback** _____ SF x 2 = _____ SF

i. **TOTAL MITIGATION REQUIRED** (sum of a through h) = 29,403 SF

j. **TOTAL LANDSCAPING PROVIDED** (Refer to "Landscaping Conversion Chart" below)

	Number	Value	Total
Large trees	32	x 200 SF	SF 6400
Small trees	38	x 100 SF	SF 3800
Large shrubs	35	x 75 SF	SF 2625
Small shrubs	107	x 50 SF	SF 5350
Plants TO BE DETERMINED		2 SF	SF
TOTAL VALUE OF LANDSCAPING PROVIDED			SF 18,175

FEE-IN-LIEU OF LANDSCAPING (OFFSET) = i – j x $1.20 $ 13,473.60 PRELIM

(To be paid prior to issuance of Certificate of Occupancy)

k. **Setback from water/wetlands** 7,714 SF x .25 = 1929 SF
(Landscape to be provided in setback area)

LANDSCAPING CONVERSION CHART

Large tree = 200 square feet of mitigation
Small tree = 100 square feet " " "
Large shrub = 75 square feet " " "
Small shrub = 50 square feet " " "
Herbaceous plants = 2 square feet of mitigation per plant

III. Afforestation (Landscaping) Requirements Outside the 100-foot Buffer

1. Multi-Family and Commercial Development - Within the 1000' Critical Area (but outside the 100' buffer) every development or redevelopment must be planted in woody vegetation in an amount of 15% of the site area.

a. Total landscaping required: Parcel size x .15 = 17,888 SF.

b. Landscaping provided (use Landscaping Conversion Chart)

Large trees	# 32	x 200 SF =	6400	SF
Small trees	# 38	x 100 SF =	3800	SF
Large shrubs	# 35	x 75 SF =	2625	SF
Small shrubs	# 107	x 50 SF =	5350	SF

TOTAL VALUE OF LANDSCAPING PROVIDED: 18,175 SF

2. Detached Single Family Dwellings

Value of Construction: $_____

a. Landscaping required in the amount of 2% of the cost of construction (Value of construction x .02 = $_____)

b. Total landscaping provided. Attach cost values and plant schedule. (Must equal or exceed "Means" book value.)
$_____

c. Mitigation requirement (if a – b > 0) = Fee in Lieu of landscaping.
$_____(To be paid prior to issuance of Certificate of Occupancy.)

STAFF REVIEW SUBMISSION

PRELIM

BONFIRE
2004086.01
9 JAN '06

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements[1]

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

1) Site Area within the Critical Area IDA, A = 2.74 acres 119,251 s.f.

2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (~~acres~~ SF)	(b) Proposed (~~acres~~ SF)
Roads		
Parking lots	69,437	22,618
Driveways		
Sidewalks/paths	2,565	3035
Rooftops	22,187	70,625
Decks		
Swimming pools/ponds		
Other		DUMP 450/TRANS 100
Impervious Surface Area	94,189	96,828

3) Non-Structural BMPs Applied to the Site

Non-Structural BMP	Disconnected Impervious Area, Proposed (acres)

Disconnected Impervious Area _____

4) Adjusted Proposed Impervious Surface Area

= Proposed Impervious Surface Area – Disconnected Impervious Area
= (Step 2b) – (Step 3)
= (_____) – (_____)
= 96,828 ~~acres~~ SF

[1] NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

5) Imperviousness (I)

Existing Imperviousness, I_{pre} = Impervious Surface Area / Site Area
= (Step 2a) / (Step 1)
= (94,189) / (119,251)
= 79.0 %

Proposed Imperviousness, I_{post} = Impervious Surface Area / Site Area
= (Step 4) / (Step 1)
= (96,828) / (119,251)
= 81.2 %

C. Define Development Category (circle)

1) Redevelopment: Existing imperviousness greater than 15% I *(Go to Step 2A)*

2) New Development: Existing imperviousness less than 15% I *(Go to Step 2B)*

3) Single Lot Residential: Single lot being developed or improved; single family residential; and more than 250 square feet being disturbed (Go to Section 5, Residential Approach, for detailed criteria and requirements.)

Step 2: Calculate the Predevelopment Load (L_{pre})

A. Redevelopment

L_{pre} = (R_v) (C) (A) (8.16)

R_v = 0.05 + 0.009 (I_{pre})

= 0.05 + 0.009 (79.0) = 0.761

L_{pre} = (0.761) (0.3) (2.74) (8.16)

= 5.10 lbs/year of total phosphorus

Where:

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{pre} = Predevelopment (existing) site imperviousness (i.e., I = 75 if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l)

= 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

B. New Development

L_{pre} = (0.5) (A)

= (0.5) (_____)

= _____ lbs /year of total phosphorus

Where:

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)

A = Area of the site within the Critical Area IDA (acres)

Step 3: Calculate the Post-Development Load (L_{post})

A. New Development and Redevelopment:

L_{post} = (R_v) (C) (A) (8.16)

R_v = 0.05 + 0.009 (I_{post})

= 0.05 + 0.009 (81.2) = 0.781

L_{post} = (0.781) (0.3) (2.74) (8.16)

= 5.24 lbs/year of total phosphorus

Where:

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{post} = Post-development (proposed) site imperviousness (i.e., I = 75 if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l)

= 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

RR = L_{post} - (0.9) (L_{pre})

= (5.24) - (0.9) (5.10)

= 0.65 lbs/year of total phosphorus

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Step 5: Identify Feasible BMP(s)

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(L_{post})	x	(BMP_{RE})	x	(% DA Served)	=	LR
PAVERS	5.24	x	0.325	x	35%	=	0.6 lbs/year
		x		x		=	lbs/year
		x		x		=	lbs/year
		x		x		=	lbs/year

Load Removed (total) = 0.6 lbs/year

Pollutant Removal Requirement (from Step 4) = 0.65 lbs/year

Where:

Load Removed = Annual total phosphorus load removed by the proposed BMP (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the post-development site prior to development (lbs/year)

BMP_{RE} = BMP removal efficiency for total phosphorus, Table 4.8 (%)

% DA Served = Fraction of the drainage area served by the BMP (%)

RR = Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met? ☐ Yes ☒ No

PRELIM

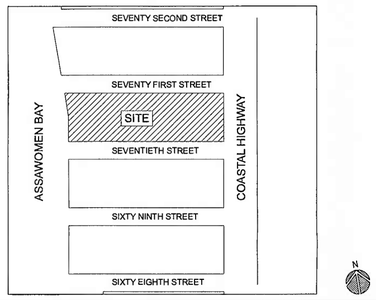
Bonfire Condominium

7007 COASTAL HIGHWAY
OCEAN CITY MARYLAND
ISSUED FOR:

P.O.D.

JANUARY 9, 2006

VICINITY MAP



PROJECT DESCRIPTION

PROPERTY ADDRESS	7007 COASTAL HIGHWAY
PROPERTY DESCRIPTION	TAX MAP NUMBER 114 PLAT REFERENCE "LIBER 1434 ZONE - "LC-1"
PROPERTY OWNER	BONFIRE RESTAURANT LLC
TOTAL LOT AREA	173,608 S.F. 3.99 Ac
AREA ABOVE TIDAL WETLANDS	119,251 S.F.
AREA ABOVE MEAN HIGH WATER	119,431 S.F. 2.74 Ac — density should be based on this #

PROPOSED PLANNED OVERLAY DISTRICT -

MIXED USE - 111 CONDOMINIUM UNITS, OWNERS FITNESS CENTER, INDOOR & OUTDOOR POOLS, 10,000 S.F. RESTAURANT, PARKING PROVIDED PER CODE

PROPOSED MINIMUM SETBACKS - COASTAL HIGHWAY - 45', 70TH STREET - 10', 71ST STREET - 10', WETLANDS - 25'

PROPOSED MAXIMUM HEIGHT - 10 STORIES, APPROX. 112' 10"

DENSITY ANALYSIS

DENSITY - AREA ABOVE MEAN HIGH WATER	119,431 S.F. *
BASE DENSITY ALLOWED	10,000 SQ. FT. FOR FIRST 8 UNITS 109,431 SQ. FT. / 1,000 = 109 UNITS 119,431 S.F. = 117 UNITS
PROPOSED DENSITY	111 UNITS

OPEN SPACE / VOLUME ANALYSIS

PLANTABLE AREA BASED ON UPLANDS ONLY	18.9%
OPEN SPACE BASED ON UPLANDS ONLY	40.8%
OPEN SPACE BASED ON LOT AREA	56.8%

PROPOSED VOLUME OF CONSTRUCTION- 4,591,000 CUBIC FEET

VOLUME OF CONSTRUCTION FOR 5-STORY BLDG. @ MIN. SETBACKS - 4,699,600 CUBIC FEET
93,922 SF

PARKING ANALYSIS

PARKING REQUIRED	
2.5 SPACES PER 3 BEDROOM = (2.5) x 91 UNITS	228 SPACES
3 SPACES PER 4 BEDROOM = (3) x 20 UNITS	60 SPACES
EXISTING RESTAURANT 10,828 G.S.F. OF PUB. AREA (1/50 S.F.)	217 SPACES
TOTAL PARKING REQUIRED	505 SPACES

PARKING PROVIDED	
SURFACE PARKING PROVIDED BETWEEN 70th & 71ST STREETS	146 SPACES
TOTAL ELEVATED GARAGE PARKING	313 SPACES
HANDICAPPED SPACES PROVIDED IN PARKING STRUCTURE	(16 INCLUDED SPACES)
VAN ACCESSIBLE SPACES PROVIDED IN PARKING STRUCTURE	(16 INCLUDED SPACES)
TOTAL PARKING SPACES PROVIDED ON SITE	459 SPACES

TOTAL PARKING SPACES PROVIDED ON SITE	459 SPACES
EXISTING PARKING NON CONFORMITY CREDIT	51 SPACES
TOTAL PARKING SPACES PROVIDED W/ NON-CONFORMITY CREDIT	**510 SPACES**
TOTAL PARKING REQUIRED	**505 SPACES**

PROJECT DESCRIPTION

PROJECT NAME AND LOCATION
BONFIRE CONDOMINIUM
70TH ST TO 71ST ST &
COASTAL HIGHWAY

7007 COASTAL HIGHWAY
OCEAN CITY, MD

EXISTING BUILDING ON SITE TO REMAIN
A-2 ASSEMBLY RESTAURANT, BAR

PROPOSED BUILDING USE
R-2 RESIDENTIAL MULTI-FAMILY 111 CONDOMINIUM UNITS
A-3 ASSEMBLY INDOOR POOL & OUTDOOR POOL
S STORAGE TENANT STORAGE SPACE

PROPOSED CONSTRUCTION TYPE
TYPE IB FULLY SPRINKLERED

BUILDING HEIGHT
112' 10" ABOVE AVERAGE GRADE OF: 4.65'

APPLICABLE CODES - CURRENT EDITIONS
BUILDING - INTERNATIONAL BUILDING CODE 2003
FIRE - NFPA 101 - 2003 LIFE SAFETY CODE
ELECTRICAL - NFPA NATIONAL ELECTRICAL CODE - 2002
PLUMBING - CODE OF MARYLAND REGULATIONS 09.20 1991
ADA/AMERICANS WITH DISABILITIES ACT - 1990, TITLE III

BUILDING CODE REFERENCE TABLE 503

AREA TABULATIONS	HEIGHT	AREA
ALLOWABLE BUILDING AREA USE GROUP R-2	11 ST	U.L. AREA
ALLOWABLE BUILDING AREA USE GROUP A-3	11 ST.	U.L. AREA
ALLOWABLE BUILDING AREA USE GROUP S-2	11 ST.	79,000 S.F.

PROPOSED BUILDING ANALYSIS

	CONDOMINIUMS		ACCESSORY AREAS	PARKING SPACES
NINTH LEVEL	(16) 3 BEDROOM (3) 4 BEDROOM	19 UNITS		
EIGHTH LEVEL	(16) 3 BEDROOM (3) 4 BEDROOM	19 UNITS		
SEVENTH LEVEL	(18) 3 BEDROOM (3) 4 BEDROOM	19 UNITS		
SIXTH LEVEL	(16) 3 BEDROOM (3) 4 BEDROOM	19 UNITS		
FIFTH LEVEL	(10) 3 BEDROOM (2) 4 BEDROOM	12 UNITS		38 SPACES
FOURTH LEVEL	(7) 3 BEDROOM (2) 4 BEDROOM	9 UNITS		56 SPACES
THIRD LEVEL	(5) 3 BEDROOM (2) 4 BEDROOM	7 UNITS	OUTDOOR & INDOOR POOLS / FITNESS CENTER	56 SPACES
SECOND LEVEL	(5) 3 BEDROOM (2) 4 BEDROOM	7 UNITS	STORAGE LOCKERS / POOL BOXES	56 SPACES
FIRST LEVEL				107 SPACES
GROUND FLOOR LEVEL				148 SPACES
TOTAL NUMBER OF UNITS	(91) 3 BEDROOM (20) 4 BEDROOM	111 UNITS		459 TOTAL SPACES

LIST OF DRAWINGS

GENERAL
G001 COVER SHEET

CIVIL
C101 EXISTING CONDITIONS & DEMO PLAN
C102 SITE PLAN LAYOUT
C103 UTILITY PLAN & NOTES
C104 GRADING & STORMWATER MANAGEMENT PLAN
C501 CONSTRUCTION NOTES & DETAILS
CA101 CRITICAL AREAS PLANS & DETAILS
L101 LANDSCAPING PLAN

ARCHITECTURAL
A100 ORDUND LEVEL PLAN
A101 FIRST LEVEL PLAN
A102 SECOND LEVEL PLAN
A103 THIRD LEVEL PLAN
A104 FOURTH LEVEL PLAN
A105 FIFTH LEVEL PLAN
A106 SIXTH - NINTH LEVELS PLAN
A201 SOUTH AND EAST ELEVATIONS
A202 NORTH AND WEST ELEVATIONS
A401 ENLARGED UNIT PLANS (WEST FACING)
A402 ENLARGED UNIT PLANS (SOUTH FACING)

GENERAL NOTES

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

Dover
738 S Governors Ave
Dover, DE 19903
302.734.7950

Salisbury
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Wilmington
307 A Street
Wilmington, DE 19801
302.888.2600

www.beckermorgan.com

PROJECT TITLE
BONFIRE CONDOMINIUM
70TH ST TO 71ST ST & COASTAL HIGHWAY
7007 COASTAL HIGHWAY
OCEAN CITY, MD.

SHEET TITLE
COVER SHEET

P.O.D. CONCEPT

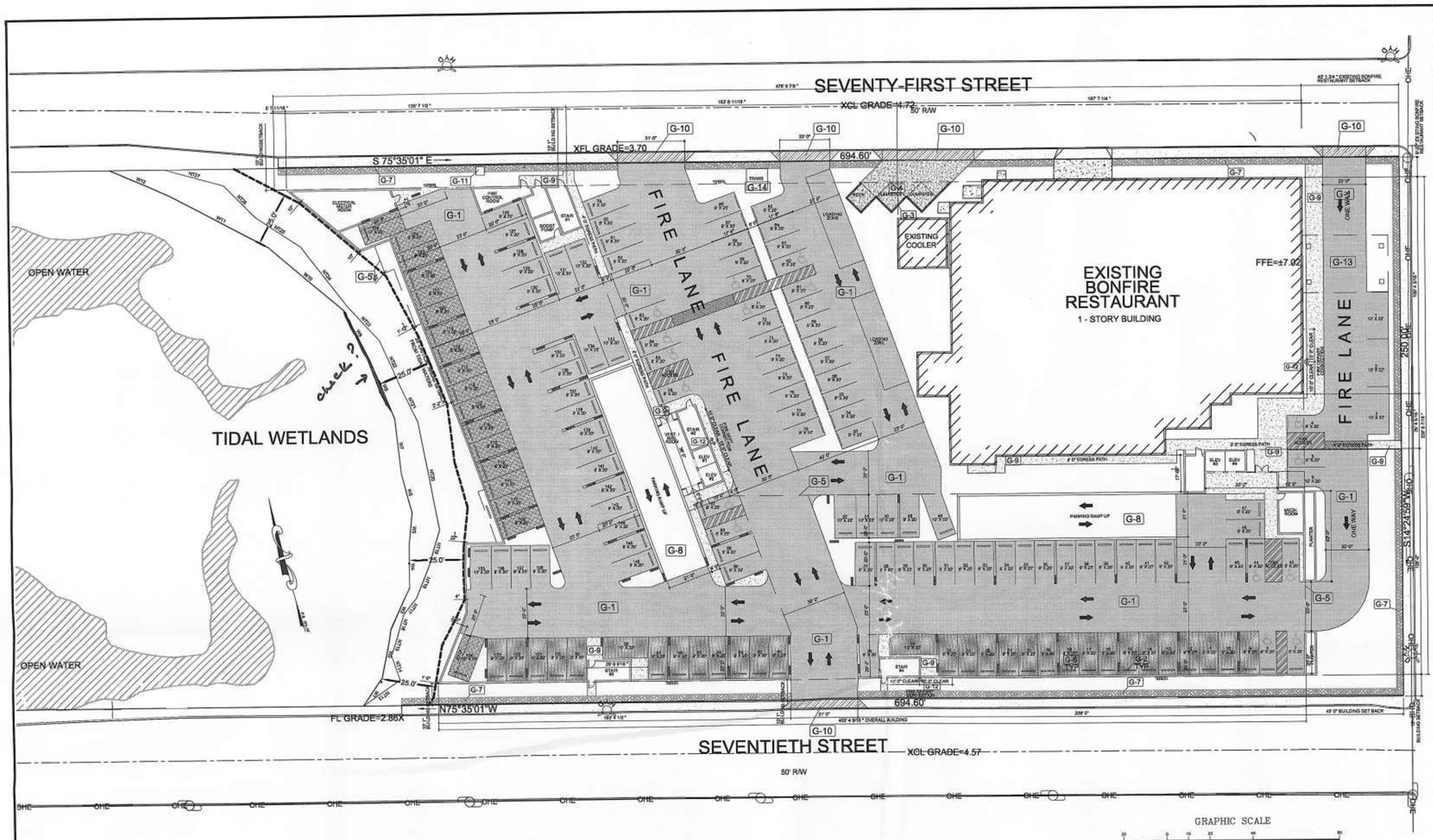
ISSUE BLOCK

NUMBER	DATE	DESCRIPTION
1	01.09.06	P.O.D. SUBMISSION

PROJECT NO:	2004.086.01
DATE:	01.09.06
SCALE:	X/X" = 1'0"
DRAWN BY: GGS	PROJ MGR: JEM3

G001

RECEIVED
JAN 24 2006
CRITICAL AREA COMMISSION



LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX 8"S	PR 8"S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX 2" FM	PR 2" FM
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX 6"W	PR 6"W
FIRE HYDRANT		
WATER VALVE (WV) OR METER (WM)		
STORM DRAIN MANHOLE (SDMH)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	EX UE	PR UE
UNDERGROUND TELEPHONE	EX UT	PR UT
UNDERGROUND GAS MAIN	EX 6"G	PR 6"G
PAVEMENT/CONCRETE TO BE REMOVED		N/A
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDIOUS	
FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	5	
ELEVATION SPOT SHOT	5.00	5.00
BENCHMARK		N/A
PROPERTY OR RIGHT OF WAY		
CONCRETE MONUMENT	CM FD	CM SET
IRON ROD	IP FD	IRON ROD SET
LIGHT POLE		
CONSTRUCTION NOTE	N/A	A

AS-BUILT CERTIFICATION

SIGNATURE _____ DATE _____

SITE PLAN & LAYOUT NOTES

1. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, DOOR, PORCH, STEP AND RAMP LOCATIONS, LOADING DOCK.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. MINIMUM YARD SETBACK IS MEASURED TO THE FINISHED WALL SURFACE, NOT THE FOUNDATION.
5. SIDEWALKS DAMAGED DURING CONSTRUCTION AROUND PERIMETER OF PROJECT (7th, 71st AND COASTAL HIGHWAY.) SHALL BE RECONSTRUCTED FOR FRONTAGE OF PROPERTY TO MATCH EXISTING CONDITIONS AND ELEVATIONS ALONG 125th ST.
6. CONTRACTOR IS RESPONSIBLE FOR ALL STAKEOUT REQUIRED TO CONSTRUCT THE PROJECT.
7. NO CONSTRUCTION ACTIVITY IS ALLOWED WEST OF CRITICAL AREA SETBACK LINE.
8. ALL CONSTRUCTION SHALL CONFORM TO THE SEDIMENT & EROSION CONTROL REQUIREMENTS AS SHOWN ON THE APPROVED SEC DRAWINGS.
9. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT."
10. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS GIVEN ON THE DRAWINGS AND TO REPORT TO THE OWNER ANY ERROR OR INCONSISTENCY WITH THE ACTUAL CIRCUMSTANCES IN THE FIELD BEFORE COMMENCING WORK.
11. CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS TO TOWN SIDEWALKS DURING CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

G-1	PROPOSED PAVEMENT
G-2	PROPOSED PARKING BUMPER
G-3	PROPOSED BLOCK WALL FOR DUMPSTER PAD
G-4	PROPOSED 10' X 10' CONCRETE DUMPSTER AND RECYCLING PADS
G-5	PROPOSED BUILDING ABOVE (TYP.)
G-6	PROPOSED COLUMN (TYP.)
G-7	PROPOSED 3' PERVIOUS PAVER EXPANSION
G-8	PROPOSED PARKING GARAGE RAMP
G-9	PROPOSED CONCRETE SIDEWALK
G-10	PROPOSED DRIVE-ON CURB-CUT
G-11	PROPOSED WATER METER PIT - SEE UTILITY PLAN
G-12	PROPOSED SIAMESE CONNECTION - SEE UTILITY PLAN
G-13	PROPOSED CANOPY WITH MIN. 14' CLEARANCE
G-14	PROPOSED TRANSFORMER

→ Show 100' buffer line

CIVIL SHEET INDEX

C101 - SITE PLAN LAYOUT
C102 - EXISTING CONDITIONS & DEMOLITION PLAN
C103 - UTILITY PLAN & NOTES
C104 - GRADING & STORMWATER MANAGEMENT PLAN
C501 - CONSTRUCTION NOTES AND DETAILS
L101 - LANDSCAPE & LIGHTING PLAN
SEC1 - SEDIMENT AND EROSION CONTROL PLAN
CA101 - CRITICAL AREAS PLAN

OWNER'S CERTIFICATION

I, MR. MARK LEINER HEREBY CERTIFY THAT THIS SITE PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRE AS OWNER.

_____ DATE _____

MR. MARK LEINER

PRINTED NAME

SITE DATA

1.	OWNER/DEVELOPER:	THE BONFIRE RESTAURANT, INC C/O MARK LEINER 7009 COASTAL HIGHWAY OCEAN CITY, MD 21843
2.	SURVEYOR/ENGINEER/ARCHITECT:	BECKER MORGAN GROUP 312 WEST MAIN STREET, SUITE 300 SALISBURY, MARYLAND 21801 PHONE: 410.548.5100 FAX: 410.548.5024
3.	CURRENT ZONING:	LC-1
4.	TAX MAP/PARCEL:	MAP 114 - GRID B- PARCEL 0635
5.	DEED REFERENCE:	RHO 1434/404
6.	SITE DEVELOPABLE AREA:	119,215 S.F.
7.	CURRENT USE:	RESTAURANT
7.	FLOOD ZONES:	ZONE AE, EL. 6.0' & 8.0' PER FEMA FIRM COMMUNITY PANEL 245207 0007F DATED MARCH 4, 1986.
8.	BUILDING SETBACKS:	FRONT YARD = 10' SIDE YARD = 5' FOR 1-3 STORY BUILDINGS 10' FOR 4 OR 5 STORY BUILDINGS REAR YARD = 10'
9.	CRITICAL AREAS:	SITE IS LOCATED IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, AND WITHIN THE 100' BUFFER AREA. THERE IS A 20' SETBACK FROM THE TIDAL WETLANDS LINE, SHOWN ON THESE PLANS.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS PERFORMED BY BECKER MORGAN GROUP INC.
2. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS. THE INFORMATION SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UTILITIES WELL IN ADVANCE OF CONSTRUCTION. IF THE CONTRACTOR RELIES ON THE UTILITY INFORMATION AS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE. THE OWNER AND THE ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IN AREAS WHERE PROPOSED CONSTRUCTION MAY CONFLICT WITH EXISTING UTILITIES, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT, SUPPORT AND AVOID DAMAGE TO EXISTING UTILITIES. IF AN UNDERGROUND UTILITY IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF SAID UTILITY, ANY DAMAGE SUSTAINED TO UTILITIES ABOVE OR BELOW GROUND SHALL BE REPAIRED BY OR UNDER THE DIRECTION OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS, INCLUDING THE STAGING AREA, TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
4. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS GIVEN ON THE DRAWINGS AND TO REPORT TO THE OWNER ANY ERROR OR INCONSISTENCY WITH THE ACTUAL CIRCUMSTANCES IN THE FIELD BEFORE COMMENCING WORK.
5. ALL SAW CUTS SHALL BE STRAIGHT, EVEN CUTS, JAGGED EDGES WILL NOT BE PERMITTED.
6. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, 1970 AND ALL RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE IN WORK AREAS ACCORDING TO THE CITY/TOWN AND STATE HIGHWAY ADMINISTRATION REQUIREMENTS. ANY MARKINGS ON PAINTED LINES REMOVED DURING CONSTRUCTION SHOULD BE REPAINTED AFTER PAVEMENT RESTORATION. THE COST SHALL BE INCLUDED IN THE LUMP SUM BID.
8. CONTRACTOR SHALL PROVIDE STAKEOUT WORK NECESSARY FOR ALL CONSTRUCTION.
9. THE CONTRACTOR SHALL OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE APPROPRIATE LOCAL, COUNTY, AND STATE AGENCIES.
10. NO WETLANDS WERE OBSERVED ON THIS SITE IN THE DEVELOPMENT AREA OF THE PROJECT..
11. ALL LIGHTING FIXTURES TO BE SHIELDED AND/OR BAFFLED TO DIRECT THE LIGHTS TO PREVENT IMPACT ON NEIGHBORING PROPERTIES OR TRAVELING MOTORISTS. SEE ELECTRICAL PLANS FOR DETAILS.
12. COORDINATE SITE UTILITIES WITH THE FOLLOWING PROVIDERS:
    GAS - EASTERN SHORE GAS CO.
    ELECTRIC - DELMARVA POWER
    TELEPHONE - VERIZON
    CABLE TV - COMCAST
13. CONTRACTOR TO COORDINATE AND PAY FOR RELOCATION OF HIGH VOLTAGE LINES AWAY FROM BUILDINGS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, OSHA AND THE MARYLAND HIGH VOLTAGE LINE ACT.
14. CONTRACTOR TO MAINTAIN PEDESTRIAN ACCESS ON SIDEWALK DURING CONSTRUCTION. ALL DAMAGED SIDEWALK TO BE REPLACED IN KIND AT END OF CONSTRUCTION.

PARKING TABULATION

PUBLIC AREA IN EXISTING RESTAURANT	10,828 SF
PARKING SPACES REQUIRED FOR PUBLIC SPACE	217
NUMBER OF SPACES ON EXISTING SITE	166
NUMBER OF DEFICIENT SPACES ON EXISTING SITE (EXISTING NON CONFORMITY)	51
THREE BEDROOM UNITS	91
PARKING REQUIRED (2.5 SPACES/UNIT)	228
FOUR-BEDROOM UNITS	20
PARKING REQUIRED (3 SPACES/UNIT)	60
PARKING REQUIRED FOR UNITS	288
PARKING REQUIRED FOR RESTAURANT	217
TOTAL PARKING REQUIRED FOR SITE	505
PARKING NON-CONFORMITY FOR RESTAURANT	51
EFFECTIVE PARKING REQUIRED (INCLUDING NON-CONFORMITY)	454
TOTAL PARKING PROVIDED ON-SITE	459 (+5)
HANDICAP SPACES REQUIRED (1/25 OF REQUIRED)	21
HANDICAP SPACES PROVIDED	32
VAN-ACCESSIBLE SPACES REQUIRED (1/8 HANDICAP)	3
VAN ACCESSIBLE SPACES PROVIDED	16

DENSITY CALCULATION

TOTAL SITE DEVELOPABLE AREA	119,251 SF
DENSITY CALCULATIONS FOR DEVELOPMENT	
8 UNITS PER FIRST 10,000 SF	8 UNITS
SF REMAINDER FOR DENSITY	111,251
1 UNIT PER 1,000 SF	111 UNITS
TOTAL DENSITY ALLOWABLE	119 UNITS
TOTAL UNITS PROPOSED	111 UNITS

GENERAL P.O.D. NOTES

1. OVERHEAD UTILITY LINES ARE ONLY LOCATED ALONG THE COASTAL HIGHWAY FRONTAGE. THERE ARE NO OVERHEAD UTILITY LINES ON THE PROJECT SIDE OF 7TH OR 71st STREET.
2. THERE ARE FOUR FIRE HYDRANTS LOCATED IN THE PROXIMITY OF THIS PROJECT:
   -PROJECT SIDE CORNER OF 7TH STREET AND COASTAL HIGHWAY,
   -PROJECT SIDE OF 7TH STREET APPROXIMATELY 370' FROM COASTAL HIGHWAY,
   -ACROSS THE STREET ON THE CORNER OF 71st STREET AND COASTAL HIGHWAY,
   -ACROSS THE STREET 71ST STREET APPROXIMATELY 450' FROM COASTAL HIGHWAY
3. THREE 10'X10' CONCRETE PADS FOR DUMPSTERS AND RECYCLING WILL BE PROVIDED ALONG 71st STREET, ANGLED TO THE EAST FOR EASE OF ACCESS. THESE PADS WILL BE SCREENED ON THREE SIDES.
4. THE EXISTING SIDEWALK AROUND THE PERIMETER OF THE PROJECT WILL BE EXPANDED USING 3' WIDE STRIP OF PERVIOUS PAVERS, AS SHOWN.
5. THE EXISTING ENTRANCE AT THE SOUTHEAST OF THE SITE WILL BE CLOSED FOR TRAFFIC FLOW PURPOSES. THE EXISTING ENTRANCE TO THE FRONT OF THE RESTAURANT WILL REMAIN OPEN, BUT WILL BE MADE ONE-WAY.

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PROJECT TITLE

BONFIRE P.O.D.

7009 COASTAL HIGHWAY
OCEAN CITY
WORCESTER COUNTY, MD

SHEET TITLE

SITE PLAN LAYOUT

SITE PLAN SUBMISSION

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

PROJECT NO.:	2004086.01
DATE:	1/9/06
SCALE:	1" = 20'
DRAWN BY: BRJ	PROJ MGR: JEM3

SHEET
C101

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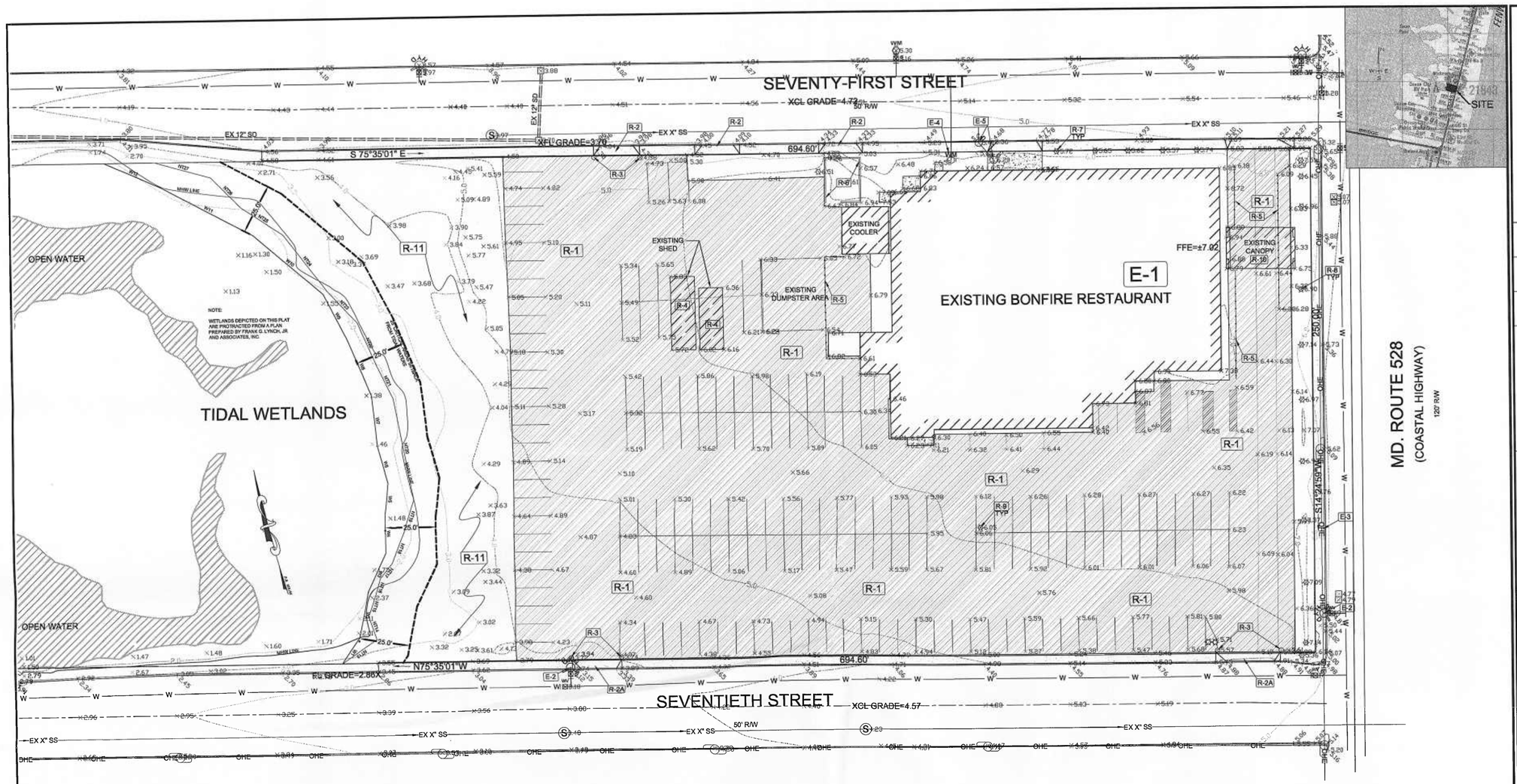

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS PERFORMED BY BECHER MORGAN GROUP INC.

2. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS. THE INFORMATION SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UTILITIES WELL IN ADVANCE OF CONSTRUCTION. IF THE CONTRACTOR RELIES ON THE UTILITY INFORMATION AS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE. THE OWNER AND THE ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IN AREAS WHERE PROPOSED CONSTRUCTION MAY CONFLICT WITH EXISTING UTILITIES, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT, SUPPORT AND AVOID DAMAGE TO EXISTING UTILITIES. IF AN UNDERGROUND UTILITY IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF SAID UTILITY. ANY DAMAGE SUSTAINED TO UTILITIES ABOVE OR BELOW GROUND SHALL BE REPAIRED BY OR UNDER THE DIRECTION OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.

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8. CONTRACTOR SHALL PROVIDE STAKEOUT WORK NECESSARY FOR ALL CONSTRUCTION.

9. THE CONTRACTOR SHALL OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE APPROPRIATE LOCAL, COUNTY, AND STATE AGENCIES.

10. NO WETLANDS WERE OBSERVED ON THIS SITE.

11. ALL LIGHTING FIXTURES TO BE SHIELDED AND/OR BAFFLED TO DIRECT THE LIGHTS TO PREVENT IMPACT ON NEIGHBORING PROPERTIES OR TRAVELING MOTORISTS. SEE ELECTRICAL PLANS FOR DETAILS.

12. COORDINATE SITE UTILITIES WITH THE FOLLOWING PROVIDERS:
GAS - EASTERN SHORE GAS CO.
ELECTRIC - CONNECTIVE POWER DELIVERY
TELEPHONE - VERIZON
CABLE TV - COMCAST

13. CONTRACTOR TO COORDINATE AND PAY FOR RELOCATION OF HIGH VOLTAGE LINES AWAY FROM BUILDINGS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, OSHA AND THE MARYLAND HIGH VOLTAGE LINE ACT.

14. CONTRACTOR TO MAINTAIN PEDESTRIAN ACCESS ON SIDEWALKS DURING CONSTRUCTION. ALL DAMAGED SIDEWALKS TO BE REPLACED IN KIND AT END OF CONSTRUCTION.

TIDAL WETLANDS LINE TABLE

LINE	LENGTH	BEARING
W1	15.69'	N 33°47'34" E
W2	22.76'	N 09°21'17" E
W3	21.59'	N 26°18'19" E
W4	19.20'	N 00°14'43" W
W5	15.45'	N 05°50'34" E
W6	18.94'	N 15°51'18" W
W7	25.59'	N 06°36'32" W
W8	29.97'	N 22°05'12" W
W9	25.59'	N 27°24'35" W
W10	45.31'	N 49°11'56" W
W11	51.58'	N 61°42'31" W
W12	30.56'	N 66°04'51" W

NON-TIDAL WETLANDS LINE TABLE

LINE	LENGTH	BEARING
NT13	20.82'	N 55°03'06" E
NT14	12.20'	N 20°47'05" W
NT15	11.00'	N 17°20'21" E
NT16	8.87'	N 17°58'22" E
NT17	9.77'	N 39°33'42" E
NT18	16.50'	N 21°40'31" E
NT19	16.90'	N 16°48'16" E
NT20	51.00'	N 11°08'52" W
NT21	18.30'	N 25°36'21" W
NT22	23.30'	N 23°01'59" W
NT23	21.40'	N 43°07'36" W
NT24	35.80'	N 37°19'08" W
NT25	24.70'	N 56°15'32" W
NT26	21.10'	N 44°19'33" W
NT27	28.57'	N 74°08'38" W

Show 100' Buffer line

GRAPHIC SCALE
30 0 15 30 45 60
(IN FEET)
1 inch = 20 ft.

DEMOLITION CONSTRUCTION NOTES

R-1	EXISTING PAVEMENT TO BE REMOVED AND PROPERLY DISPOSED
R-2	EXISTING DEPRESSED CURB TO BE REMOVED AND RELOCATED OR REPLACED WITH CURB
R-2A	EXISTING DEPRESSED CURB TO BE CLOSED
R-3	EXISTING BOLLARDS TO BE BE REMOVED
R-4	EXISTING SHEDS TO BE REMOVED
R-5	EXISTING FENCE TO BE REMOVED
R-6	EXISTING CONCRETE BLOCK WALL TO BE REMOVED
R-7	EXISTING LIGHTS ALONG STREET TO BE REMOVED
R-8	EXISTING LIGHTS ALONG COASTAL HIGHWAY TO BE REPLACED
R-9	EXISTING LIGHTS IN PARKING LOT TO BE REMOVED
R-10	EXISTING ENTRY CANOPY TO BE REPLACED
R-11	CLEAN AND GRUB AREA BETWEEN PAVEMENT AND WETLANDS BUFFER LINE
	ck. Merlin - clearing must be mitigated
E-1	EXISTING BONFIRE RESTAURANT BUILDING TO REMAIN
E-2	EXISTING FIRE HYDRANT TO REMAIN
E-3	EXISTING OVERHEAD POWER LINES ACROSS FRONTAGE TO REMAIN
E-4	EXISTING WATER METER FOR RESTAURANT TO REMAIN
E-5	EXISTING SANITARY SEWER CLEANOUT FOR RESTAURANT TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN DEMOLITION PERMITS PRIOR TO BEGINNING DEMOLITION.

2. BEFORE ANY EXCAVATION OR DEMOLITION IS PERFORMED, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" OF DELMARVA AT 1-800 282-8555, AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED.

3. CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES WITH STATE HIGHWAY ADMINISTRATION AND LOCAL PUBLIC WORKS PRIOR TO BEGINNING DEMOLITION.

4. WHEN DEMOLISHING PAVEMENT SAW CUTS TO FULL DEPTH WHEN ADJACENT PAVING IS TO REMAIN.

5. CONTRACTOR SHALL CLEAR & GRUB ALL TREES, SHRUBS, GRASS ETC., NECESSARY FOR INSTALLATION OF NEW FACILITY.

6. ON SITE BURNING OF DEBRIS IS NOT ALLOWED.

7. ALL DEMOLITION AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.

8. CONTRACTOR TO PROTECT FROM DAMAGE, DUST, DEBRIS, ETC. ADJACENT BUILDINGS TO REMAIN AND COORDINATE HIS WORK SO AS NOT TO INTERFERE WITH THE OPERATION OF THE EXISTING BUSINESSES.

9. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL PAVEMENT AND UTILITIES TO BE DEMOLISHED. CONTRACTOR SHALL PERFORM ANY AND ALL DEMOLITION AS NECESSARY TO CONSTRUCT PROJECT.

10. DEMOLITION TO BE COORDINATED WITH THE POWER COMPANY, TELEPHONE COMPANY, CABLE COMPANY AND THE OCEAN CITY FIRE MARSHAL'S OFFICE PRIOR TO BEGINNING BUILDING DEMOLITION.

11. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

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PROJECT TITLE
BONFIRE P.O.D.
7009 COASTAL HIGHWAY
OCEAN CITY
WORCESTER COUNTY, MD

SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN

SITE PLAN SUBMISSION

ISSUE	BLOCK	
MARK	DATE	DESCRIPTION

PROJECT NO.:	2004086.01
DATE:	1/9/06
SCALE:	1" = 20'
DRAWN BY: BRJ	PROJ MGR: JEM3

SHEET
C102

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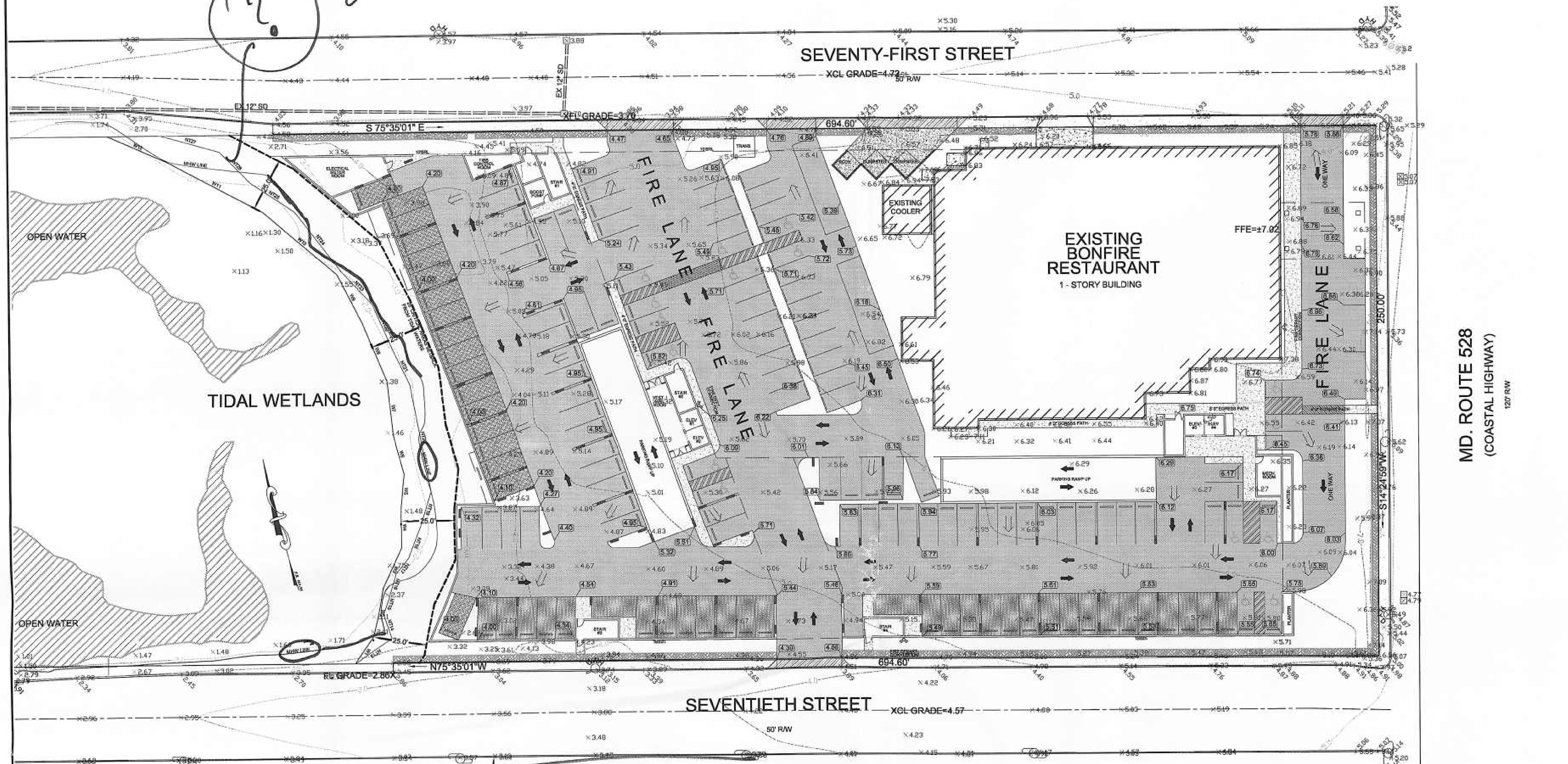

Recommend supersilt fence @ 25' line.

TIDAL WETLANDS LINE TABLE		
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NT25	24.70'	N 56°15'32" W
NT26	21.10'	N 44°19'33" W
NT27	28.57'	N 74°08'38" W

TOTAL SITE AREA ABOVE MHW SF	119,251 SF
TOTAL SITE AREA ABOVE MHW ACRES	2.74 Ac
IN CRITICAL AREA?	YES
IN 100' BUFFER?	YES
EXISTING IMPERVIOUS AREA	94,189 SF
EX BLDG	22,187 SF
EX PARKING LOT	69,437 SF
EX SIDEWALK	2,565 SF
EXISTING % IMPERVIOUS	79.0%
*PROPOSED IMPERVIOUS AREA	96,828 SF
BLDG	70,625 SF
PAVEMENT	22,618 SF
DUMPSTER PAD	450 SF
SIDEWALK	3,035 SF
TRANS PAD	100 SF
PROPOSED % IMPERVIOUS	81.2%
INCREASE IN IMPERVIOUS	2,639 SF
% INCREASE (POST-PRE)	2.2%
20% AREA REQUIRED	18,838 SF
TOTAL AREA NEEDED FOR SWM	21,477 SF
**QUALITY VOLUME REQUIRED	1,890 CF
AREA OF PERVIOUS PAVERS	9,074 SF
VOLUME AVAILABLE IN PAVERS	2,432 CF
IMPERVIOUS AREA DRAINING TO PAVERS	70,000 SF
QUALITY CONTROL VOLUME REQ'D	1,890 CF
% SITE SERVED BY PAVERS	XX,XXX SF
EFFECTIVE % QC PROVIDED	XX%

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MODULAR PAVEMENT

CONSTRUCTION

1. THE DEVELOPER SHALL NOTIFY THE TOWN OF OCEAN CITY AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK IN CONJUNCTION WITH THE STORMWATER MANAGEMENT PLAN AND UPON COMPLETION OF THE PROJECT WHEN A FINAL INSPECTION WILL BE CONDUCTED.

2. INSPECTIONS SHALL BE CONDUCTED BY THE TOWN OF OCEAN CITY, ITS AUTHORIZED REPRESENTATIVE, OR CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE. WRITTEN INSPECTION REPORTS SHALL BE MADE OF THE PERIODIC INSPECTIONS NECESSARY DURING CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEM TO ENSURE COMPLIANCE WITH THE APPROVED PLANS.

3. WRITTEN INSPECTION REPORTS SHALL INCLUDE:
(A) THE DATE AND LOCATION OF THE INSPECTION;
(B) WHETHER CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN;
(C) ANY VARIATIONS FROM THE APPROVED CONSTRUCTION SPECIFICATIONS; AND
(D) ANY VIOLATIONS THAT EXIST.

4. FOLLOW MANUFACTURES SPECIFICATIONS FOR MODULAR PAVEMENT INSTALLATIONS, SKILLED LABOR IS REQUIRED UNLESS MECHANICAL VIBRATORS ARE USED FOR LEVELING UNEVEN SURFACE.

5. REFER TO TOWN OF OCEAN CITY'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS AND RESTRICTIONS.

6. PLACEMENT OF PAVEMENT CANNOT BE DONE UNTIL ENTIRE DRAINAGE AREA IS STABILIZED.

7. CLEARLY MARK PLANNED AREA FOR MODULAR PAVEMENT TO KEEP HEAVY EQUIPMENT FROM COMPACTING UNDERLYING SOIL.

MAINTENANCE SCHEDULE

1. MODULAR PAVEMENTS SHOULD BE INSPECTED SEVERAL TIMES IN THE FIRST FEW MONTHS AFTER CONSTRUCTION TO ASSURE THAT THEY ARE WORKING CORRECTLY AND WERE INSTALLED PROPERLY. INSPECTION SHOULD BE CONDUCTED AFTER STORMS TO CHECK FOR LONG DURATION SURFACE PONDING THAT MAY INDICATE LOCAL OR WIDESPREAD CLOGGING.

2. MAINTENANCE RESPONSIBILITY FOR BMP SHALL BE VESTED WITH THE RESPONSIBLE PARTY BY MEANS OF A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE.

3. THE OWNER OF THE PROPERTY SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND RESTORE ALL GRADE SURFACES, WALLS, DRAINS, DAMS AND STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE DEVICES.

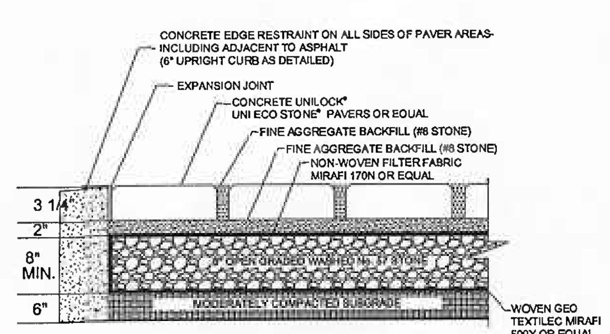
4. ANNUAL INSPECTION REQUIRED WITH WRITTEN INSPECTION REPORT.

MAINTENANCE CRITERIA

1. GOOD HOUSEKEEPING PRACTICES BY THE USERS TO MINIMIZE THE PRODUCTION OF AND TRANSPORT OF PARTICULATES ONTO THE MODULAR PAVEMENT.

2. REPLACEMENT OF BASE AND UNDERLYING SOILS IF THEY BECOME CLOGGED AND WATER PONDING PERSISTS.

3. WHEN TURF IS INCORPORATED INTO THE INSTALLATION, NORMAL TURF MAINTENANCE WILL BE NECESSARY.



MODULAR PAVEMENT
NO SCALE
BOTTOM OF #57 STONE TO BE LAID FLAT, WITH MINIMUM OF 15" THICKNESS, USING 40% VOID RATIO FOR SWM QUALITY CALCULATIONS

SITE GRADING NOTES

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.

2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

3. STORMDRAIN PIPE SHALL BE RCP, CLASS III PER ASTM C-76, WITH GASKETED JOINTS; OR HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS N-12) OR APPROVED EQUAL, USE WATERTIGHT COUPLINGS.

4. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

5. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED. CLEAN EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH TRANSITION AND CONTINUOUS GRADE.

7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

8. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.

9. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. PROVIDE LANDSCAPING OR TOPSOIL, SEED & MULCH PER SEDIMENT & EROSION CONTROL NOTES.

10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

11. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.

12. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 psi UNLESS NOTED OTHERWISE.

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Wilmington, DE 19801
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www.beckermorgan.com

PROJECT TITLE
BONFIRE P.O.D.
7009 COASTAL HIGHWAY
OCEAN CITY
WORCESTER COUNTY, MD

SHEET TITLE
GRADING & STORMWATER MANAGEMENT PLAN

SITE PLAN SUBMISSION

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

PROJECT NO.:	2004086.01
DATE:	1/9/06
SCALE:	1" = 20'
DRAWN BY: BRJ	PROJ MGR: JEM3

SHEET
C104

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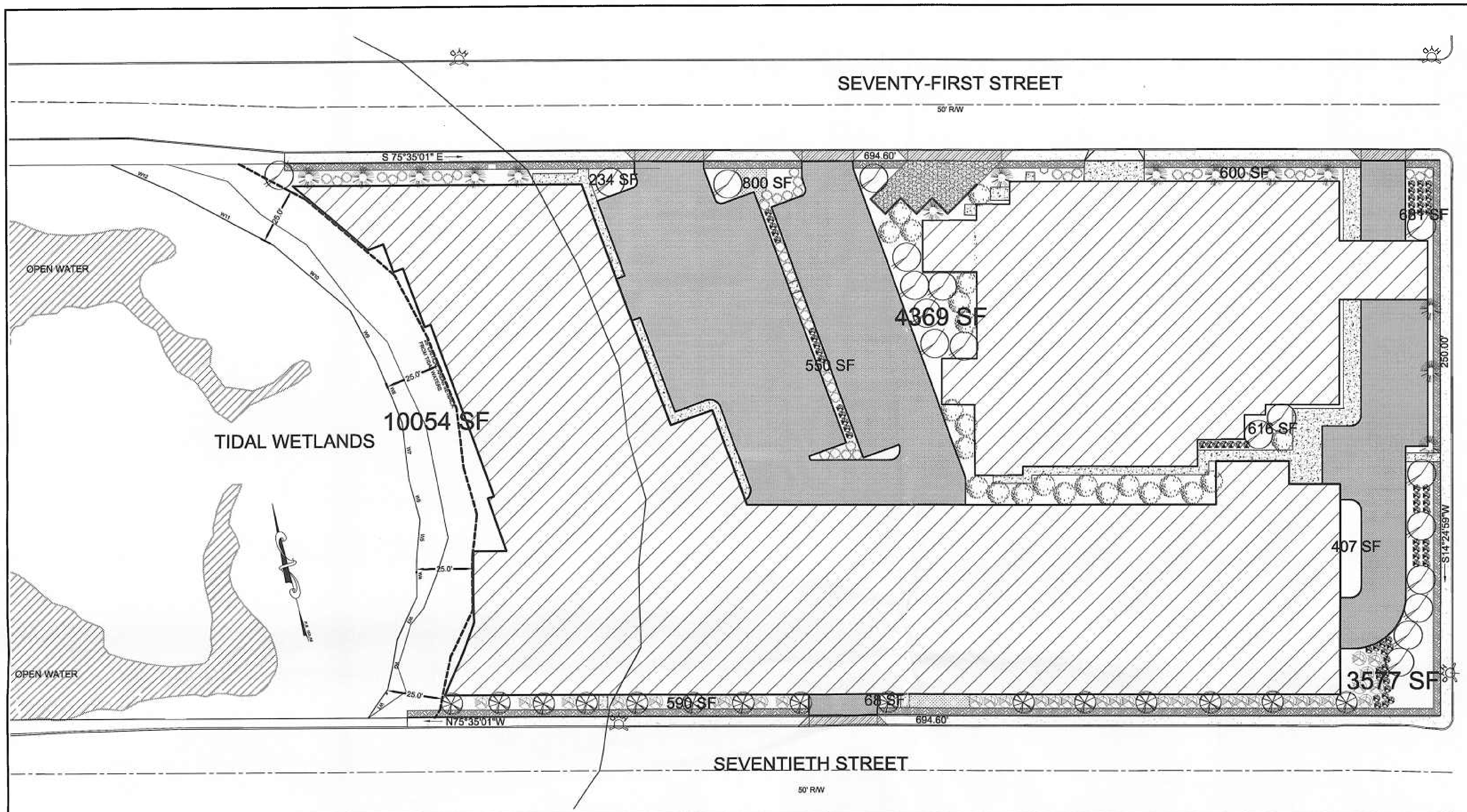
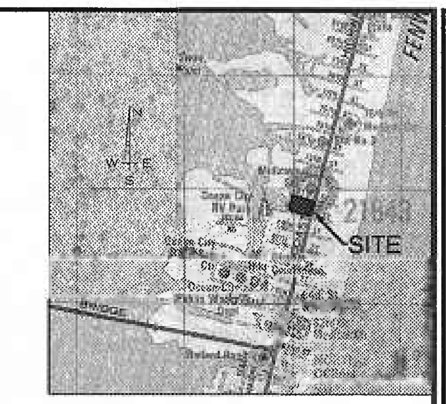

TOTAL SITE AREA ABOVE MHW SF	119,251 SF
TOTAL SITE AREA ABOVE MHW ACRES	2.74 Ac
IN CRITICAL AREA?	YES
IN 100' BUFFER?	YES
EXISTING IMPERVIOUS AREA	94,189 SF
EX BLDG	22,187 SF
EX PARKING LOT	69,437 SF
EX SIDEWALK	2,565 SF
EXISTING % IMPERVIOUS	79.0%
*PROPOSED IMPERVIOUS AREA	96,828 SF
BLDG	70,625 SF
PAVEMENT	22,618 SF
DUMPSTER PAD	450 SF
SIDEWALK	3,035 SF
TRANS PAD	100 SF
PROPOSED % IMPERVIOUS	81.2%
INCREASE IN IMPERVIOUS	2,639 SF
% INCREASE (POST-PRE)	2.2%
20% AREA REQUIRED	18,838 SF
TOTAL AREA NEEDED FOR SWM	21,477 SF
**QUALITY VOLUME REQUIRED	1,890 CF
AREA OF PERVIOUS PAVERS	9,074 SF
VOLUME AVAILABLE IN PAVERS	2,432 CF
IMPERVIOUS AREA DRAINING TO	70,000 SF
PAVERS	
QUALITY CONTROL VOLUME REQ'D	1,890 CF
% SITE SERVED BY PAVERS	XX,XXX SF
EFFECTIVE % QC PROVIDED	XX%

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

22,546 SF PLANTABLE
119,251 SF DEVELOPMENT AREA
18.9% GREEN

BECKER MORGAN GROUP

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PROJECT TITLE

BONFIRE
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SHEET TITLE

CRITICAL AREAS
PLAN
DETAILS

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CA101

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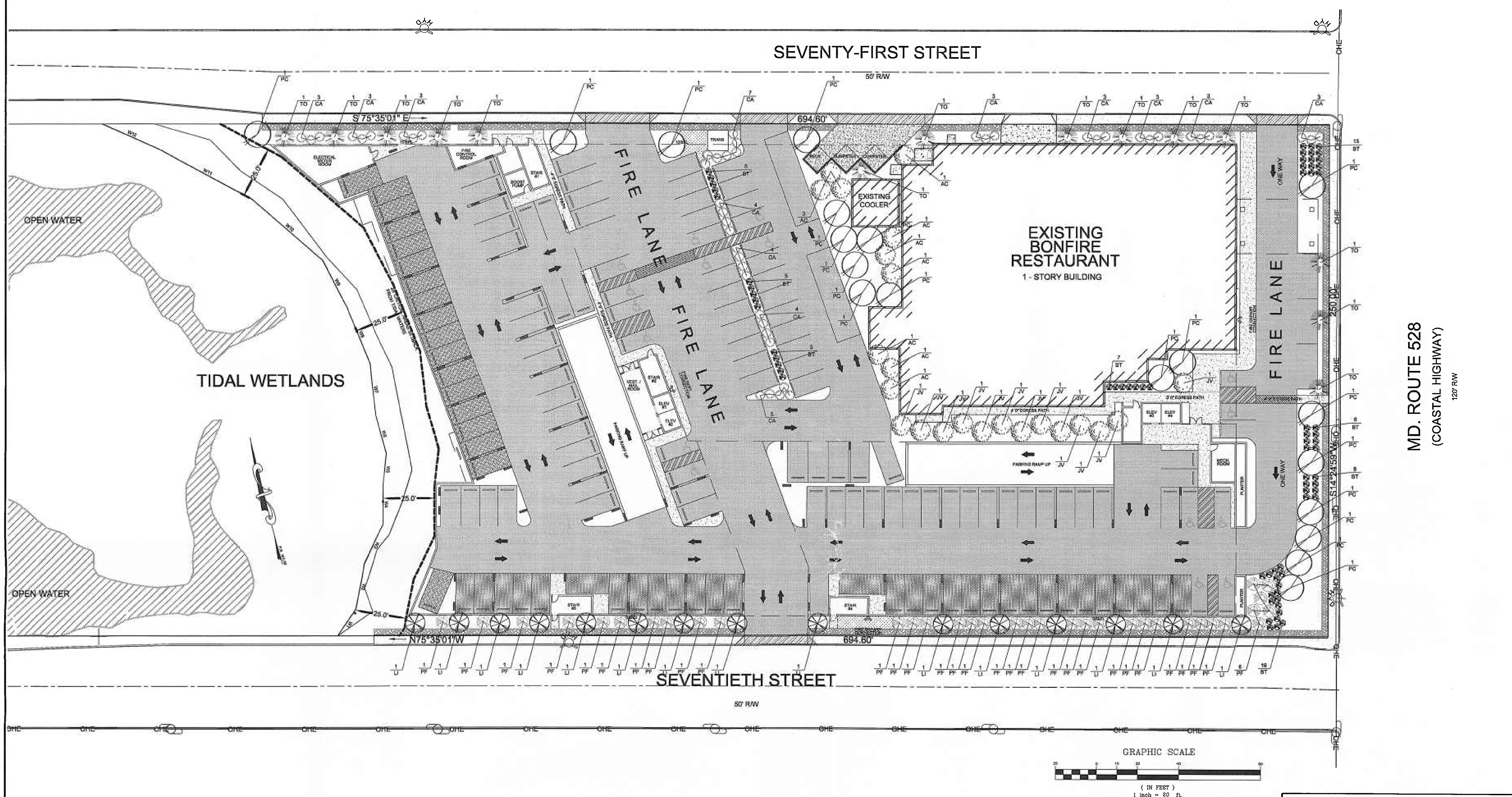
CRITICAL AREA COMMISSION



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PLANT LIST

KEY	QUANTITY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT	TOTAL SF
JV	13	JUNIPERUS VIRGINIANA/ EASTERN RED CEDAR	6-8'	B&B	2,600 (200 SF/ EA)
PC	19	PYRUS C. 'CHANTICLEER'/ CHANTICLEER PEAR	2-2 1/2" CAL.	B&B	3,800 (200 SF/ EA)
AC	10	AMELANCHIER CANADENSIS/ SERVICEBERRY	2-2 1/2" CAL.	B&B	1,000 (100 SF/ EA)
LI	15	LAGERSTOEMIA INDICA 'DYNAMITE'/ CRAPE MYRTLE	5-6'	CONT.	1,500 (100 SF/ EA)
TO	13	THUJA OCCIDENTALIS 'GOLDEN GLOBE'/ AMERICAN ARBORVITAE	5-6'	CONT.	1,300 (100 SF/ EA)
PF	35	PIERIS 'FOREST FLAME'/ JAPANESE PIERIS	2-4'	CONT.	2,625 (75 SF/ EA)
CA	45	CALAMAGROSTIS/ FEATHER REED GRASS	2 GAL.	CONT.	2,250 (50 SF/ EA)
BT	62	BERBERIS THUNBERGII/ JAPANESE BARBERRY	30-36"	CONT.	3,100 (50 SF/ EA)
			TOTAL (PROVIDED)		18,175 SF

Shrub not a tree

SPRING - CROCUS/ DAFFODIL
SUMMER - BLACK-EYED SUSAN/ DAYLILLY
FALL - ASTER/ IRIS/ CHRYSANTHEMUM
WINTER - ORNAMENTAL CABBAGE

CRITICAL AREAS CALCULATIONS

REQUIRED

PARCEL TO BE VEGETATED 15% MIN.

119,251 SF x .15 = 17,888 SF

PROVIDED

AREA ABLE TO BE VEGETATED/PLANTED

22,546 SF (18.9%)

LANDSCAPING CALCULATIONS

PROPOSED PLANTING REQUIREMENT:

1 PLANTING UNIT PER 35 LF OF ADJACENT PUBLIC ROW 1200 LF OF ADJACENT PUBLIC ROW (35 PU'S)	PROVIDED
2 1/2' BUFFER BETWEEN PARKING AND ADJACENT RIGHT-OF-WAYS	PROVIDED
5 SF OF PLANTING AREA PER 100 SF OF PAVING 18,179 SF OF PAVING (910 SF RQ)	PROVIDED

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."

EVERGREEN TREES SHALL HAVE A FULL, WELL BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7' 0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

UNACCEPTABLE PLANT MATERIALS. MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING KNOTS, SIGNS OF GIRDLING AT BASED OF TRUNK, OR FRESH CUTS OF LIMBS OVER ¾ INCH WHICH ARE NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR, ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.

THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)

LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF 3 FEET HORIZONTAL TO 1 FOOT VERTICAL.

6. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.

ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF 1" DIAMETER, ETC. SHALL BE USED FOR PLANTING.

MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF 4 INCHES.

7. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

8. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.

9. ALL ABOVE GROUND UTILITY BOXES WILL BE LANDSCAPED USING EVERGREEN SHRUBS OF SUFFICIENT HEIGHT AND SPREAD AT THE TIME OF PLANTING TO SCREEN THEM FROM VIEW.

10. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED. (SEE LANDSCAPE PLAN)

11. THE PLANTING OPERATION INCLUDES ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, SHIPPING, INCIDENTALS AND CLEANUP BY THE CONTRACTOR FOR THE INSTALLATION OF THE ENTIRE LANDSCAPE PLAN.

12. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.

13. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

14. NO PAVEMENT MAY BE WITHIN 3 FOOT OF ANY TREE TRUNK.

15. TREES TO REMAIN ON-SITE TO BE SELECTIVELY THINNED AND PRUNED REMOVING ALL DEAD AND DISEASED LIMBS. PROTECT WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.

16. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

17. TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE GRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL REGRADED TURF AREAS SHALL BE COVERED BY A SIX INCH (6") MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE TOPSOIL MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS, SHALL BE PROVIDED TO RESULT IN A SIX INCH (6") MINIMUM THICKNESS.

PRIOR TO INSTALLATION OF NEW PLANT MATERIAL, ALL PARKING ISLANDS MUST BE CLEARED OF DEBRIS AND ANY MATERIAL OR SOIL, WHICH IS NOT SUITABLE FOR USE AS A PLANTING MEDIUM.

18. THIS SITE IS SUBJECT TO OCEAN CITY URBAN FOREST CONSERVATION LAW. THIS LANDSCAPE PLAN IS INTENDED TO MEET THOSE REQUIREMENTS.

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